

# PLUM ISLAND ANIMAL DISEASE CENTER

Plum Island, New York



# Property Overview

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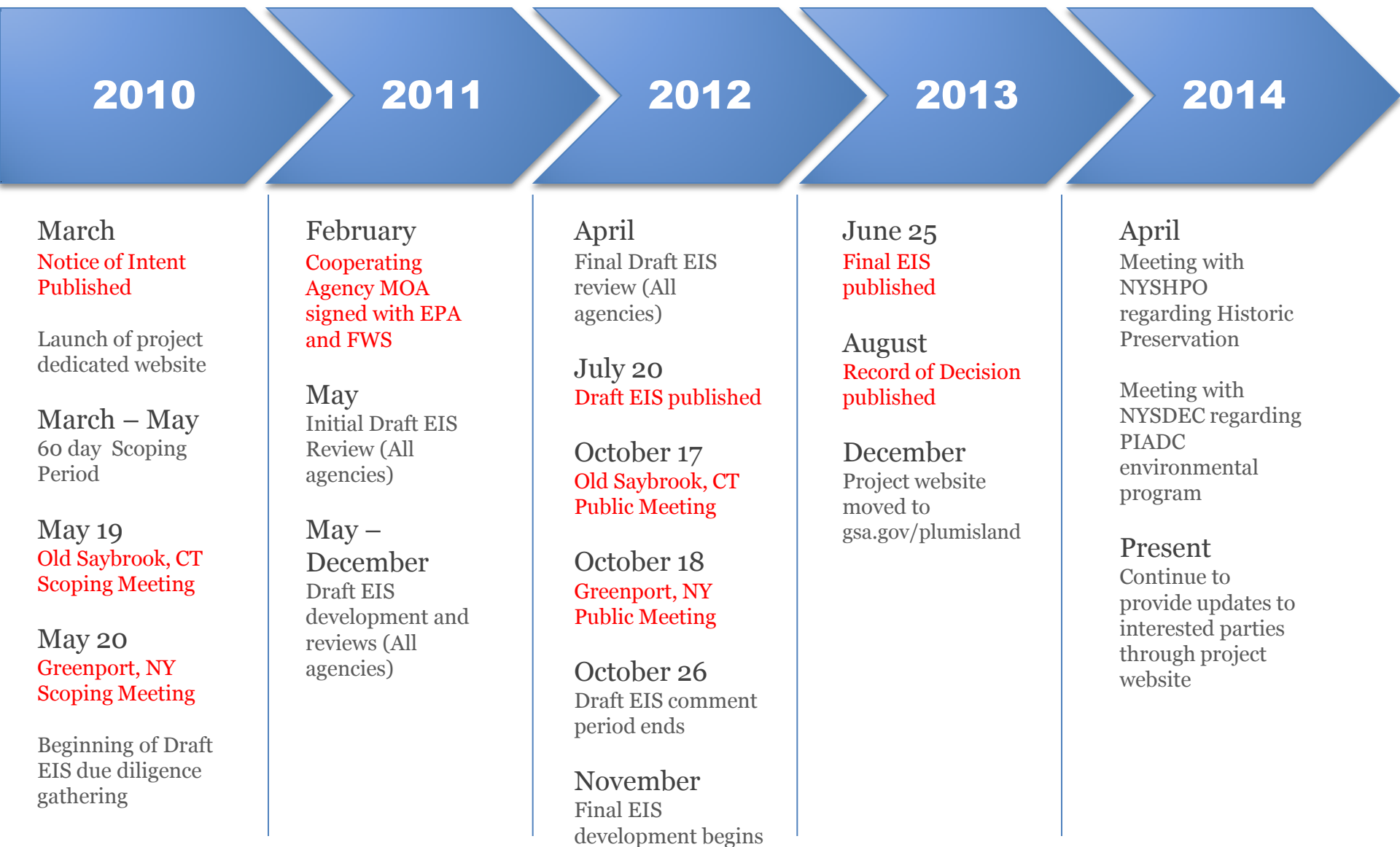


# Roles & Responsibilities

- GSA
  - GSA acting as the lead agency for all activities in support of the planned competitive public sale
  - Public Law 110-329 § 540, as amended
- DHS
  - Continue ongoing PIADC Mission
  - Support GSA in all aspects which GSA has lead role
  - CERCLA compliance
  - Transition of mission to NBAF
- Town of Southold
  - Responsible for zoning and other land development regulations



# Project Timeline



# Environmental Impact Statement

- No Action Alternative: No Sale of Plum Island
  - PIADC would remain in federal ownership
- Action Alternative: Sale of Plum Island
  - Draft EIS: Four Reuse Options
    - Adaptive Reuse
    - Low-Density Zoning
    - High-Density Zoning
    - Conservation/Preservation (added after scoping period)
  - Final EIS: Three Reuse Options
    - Conservation/Preservation
    - Adaptive Reuse
    - Development



# Regulatory Compliance

- Compliance with the following:
  - Endangered Species Act
  - Marine Mammal Protection Act
  - National Historic Preservation Act
  - Comprehensive Environmental Response, Compensation, & Liability Act (CERCLA)
  - Coastal Zone Management Act



# Public Outreach Efforts

- Project Website
  - [www.gsa.gov/plumisland](http://www.gsa.gov/plumisland)
- Public Meetings
  - Town of Southold Planning Board
  - Town of Southold Town Board
  - PIADC Community Day
  - PIADC Media Day
  - NEPA Scoping Meetings
- Property Tours
  - Town of Southold Planning Board
  - Nassau County Office of Economic Development
  - New York State Historic Preservation Office
  - New York State Department of Environmental
  - Environmental Protection Agency
  - U.S. Fish & Wildlife Service
  - Various national and local environmental/conservation organizations
- Media Inquiries
  - Various national and local radio, print, and television outlets



# Historic Preservation

- Section 110
  - GSA and DHS worked with NYSHPO to identify resources eligible for listing on National Register
  - National Register nomination currently being finalized by DHS as landholding agency
- Section 106
  - Mitigation to be included in terms and conditions of sale and coordinated with NYSHPO
    - Example: Historic Preservation covenants in sale documents and deed





# Marketing & Sale

- Focus Group Meetings
  - Various market segments including:
    - Conservation/Preservation
    - Research & Development
    - Institutional/Educational
    - Real Estate Developers
  - Purpose:
    - Inform sale process
    - Gauge expectations of the marketplace prior to adopting any marketing strategy
    - Educate potential bidders on likely use restrictions once property leaves federal ownership
- Terms, Conditions, and Timing of Sale
  - NBAF construction and transition plan will greatly influence the execution of the marketing strategy and sale schedule

